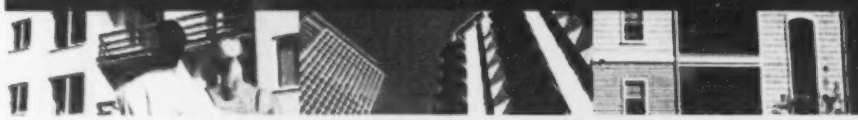
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec CMA



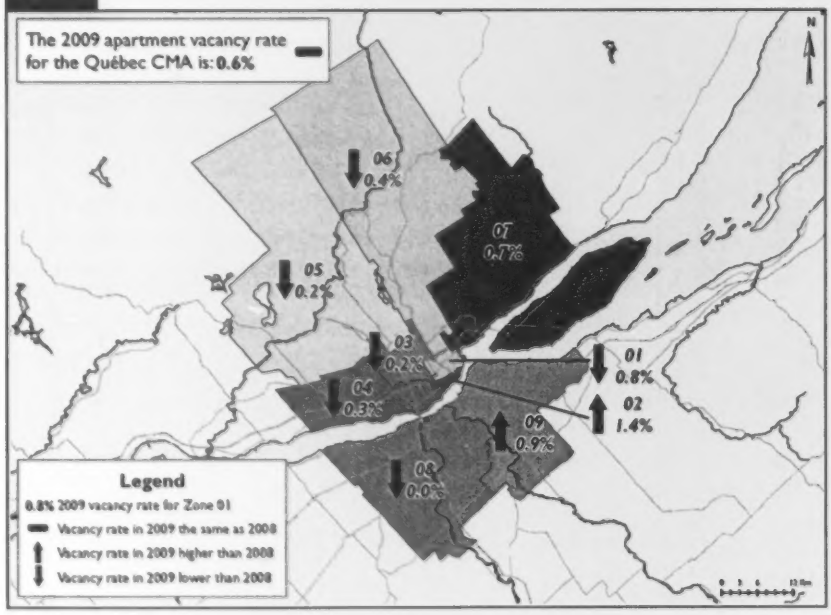
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The rental market remains tight in the Québec census metropolitan area (CMA), as the vacancy rate stayed at 0.6 per cent this past October. As well, the availability rate, which measures the percentage of units up for rent, was also low (1 per cent).
- With market conditions having been tight for several years, rental housing construction was more significant this year. In all, 924 apartments were started from January to October 2009, compared to 423 during the same period in 2008.
- It was the Haute-Ville zone that had the highest the apartment availability rate (2.2 per cent). Conversely, the zone comprising Charny, Saint-Romuald and Saint-Jean-Chrysostome posted the lowest rate (0.1 per cent).

Figure 1



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Notice to readers

Since 2008, rental apartment structures serving senior clients exclusively have been excluded from the survey. For more information, see the Technical Notes section at the end of the report.

Market stays tight in the Québec area

According to the results of the Rental Market Survey conducted by CMHC in October, the market remained tight in the Québec CMA, as the vacancy rate stayed at 0.6 per cent. As well, the availability rate, which measures the percentage of units up for rent, was also low (1 per cent). This indicator revealed that a small proportion of tenants intend to put an end to their leases. The percentages of vacant units and available units on the market were therefore low. Demand for apartments has been strong, and supply has increased only slightly in recent years. The economic conditions prevailing in the area have contributed to maintaining demand for rental housing, with the low unemployment rate and solid job market having stimulated the formation of young households and the migration of workers to the CMA. In addition, youth employment rose this year. It should be noted that young households with a primary maintainer aged under 25 years are most often (9 times out of 10) renters.

The Québec CMA has the tightest rental market in the province. And, the Québec area, along with the Regina CMA, also had the tightest rental market conditions in the country. Across the province of Quebec, conditions remained stable in the Gatineau, Montréal and Saguenay areas, as well, while they eased in Sherbrooke and Trois-Rivières.

Vigorous demand

Since the beginning of the decade, the rental market has been tight in the CMA. It should be pointed out that employment has grown and that the unemployment rate reached an all-time low in 2008 (4.5 per cent). During the first half of 2009, the labour market resisted the global recessionary climate, as employment increased in the first two quarters. However, a decline was noted in the third quarter. In the end, the number of jobs should remain stable in 2009 and rise slightly in 2010 (+0.5 per cent). This contrasts with the conditions observed in the other urban centres across the province, where decreases in employment have been noted since the beginning of the year.

The economic conditions therefore remained favourable in the area, as net migration rose to 4,350 people in 2007/2008, for a gain of 6 per cent over the year before. According to the available data, net migration will be high in the area for the current decade, reaching a total of about 40,000 people, compared to just 20,000 during the 1990s. The large number of new residents is significantly fuelling demand for rental housing. In fact, interregional migration is considerable and mainly composed of young people aged from 15 to 24 years (66 per cent). The international migration component has also increased in recent years, but the area is still losing some residents to other Canadian provinces.

Construction stimulated by market conditions

In 2007 and 2008, traditional rental housing construction was less significant than in previous years. This situation, combined with a steady demand, contributed to maintaining the tight conditions observed on the market in the area. Between 2008 and 2009, 459 traditional rental housing were completed, which reflects a small increase in supply, considering the size of the Québec area market and the strong demand. This year, however, construction was more vigorous. In all, 924 traditional apartments were started from January to October 2009, compared to 423 during the same period in 2008.

Market very tight for larger units

The larger the unit size, the tighter the market conditions as, in October, the vacancy rate was 0.1 per cent for three-bedroom apartments, compared to 1.6 per cent for bachelor units. The availability rate was also lower for larger apartments (0.5 per cent). As well, the supply of such units was more limited, accounting for an estimated 14 per cent of the universe[1]. with 10,400 three-bedroom apartments out of a total of 71,900 units. Two-bedroom apartments, for their part, made up 51 per cent of the survey universe.

Conditions tight in all market zones

The conditions prevailing in the nine market zones in the CMA reflected a strong demand in all sectors. However, the rental market in the Haute-Ville zone has eased slightly since last year, as the vacancy rate there rose from 0.7 per cent to 1.4 per cent. And, the availability rate in this zone reached 2.2 per cent this pas October—the highest in the area. The estimated change in the average rent[2] could

[1] Rental housing units contained in privately initiated buildings with three or more apartments (survey universe).
[2] The estimated percentage change in the average rent is a measure of the market movement and is based on those structures that were common to the survey sample for both years.

Figure 2

explain this easing of the market in the Haute-Ville zone, as rents there rose by 4.5 per cent over 2008, for the strongest increase among all market zones in the Quebec area. In addition, this zone has the highest rents, with the average rent for two-bedroom apartments having reached $881 per month this past October, or 30 per cent more than the average for the CMA ($676 per month).

It should be noted that the western part of the South Shore (Charny, Saint-Romuald, Saint-Jean-Chrysostome) had a vacancy rate of 0 per cent this past October, compared to 0.2 per cent the year before, while the eastern part of the South Shore (Lévis, Pintendre) saw its market conditions ease this year (with a vacancy rate of 0.9 per cent, up from 0.4 per cent).

On the North Shore, Québec-des Rivières (zone 4) and Val-Bélair–Saint-Émile–Loretteville (zone 5) posted the lowest vacancy rates (0.2 per cent in both cases).

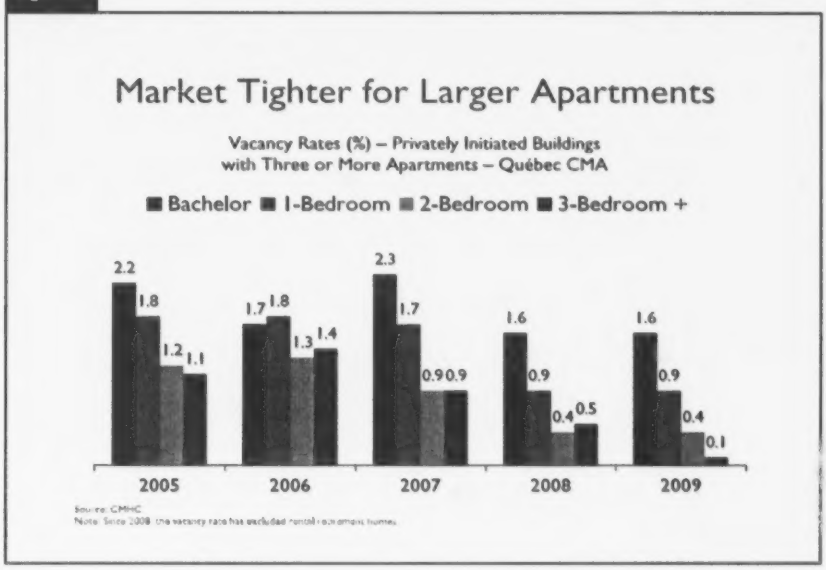
Rents vary with market zones

Only two market zones had rents[3] well above the average for the CMA: the Haute-Ville zone (+30 per cent) and Sainte-Foy–Sillery–Cap-Rouge (+16 per cent). Certain zones rather presented lower-than-average rents, namely, the Basse-Ville (-12 per cent), Beauport (11 per cent), Lévis (-8 per cent) and Charny (-7 per cent). The average rents in the Charlesbourg and Val-Bélair zones, for their part, were close to the average for the CMA.

Estimated change in average rent

The average rent for two-bedroom apartments rose by 3.5 per cent between the October 2008 and October 2009 surveys. This hike was more pronounced than the increase registered between the 2007 and 2008 fall surveys (+2 per cent). The very tight market conditions were certainly not unrelated to this sustained growth in the average rent. It should be noted that CMHC now uses a measure (introduced in 2006) that estimates the change in rents charged in existing

Figure 3



[3] Average rent for two-bedroom apartments.

structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys.

Rental affordability indicator

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. The new rental affordability indicator examines a three-year moving average of median income of renter households and compares it to the median rent for a two-bedroom apartment in the centre in which they live.

More specifically, the level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income is calculated[4]. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

According to this indicator, the Québec CMA rental market became less affordable than last year. In fact, the indicator fell from 124 in 2008 to 121 in 2009. This means that the median income of renter households in the CMA was 21 per cent greater than the minimum required[5] to pay the median rent.

Market to stay tight

The solid job market in the Québec area will contribute to maintaining significant migration in 2010. The formation of young households (aged from 15 to 34 years) will slow down, but the aging of the population will help stimulate demand for rental housing. In fact, new households will be mainly composed of people aged from 65 to 74 years. It should be noted that a greater proportion of these households opt for rental dwellings (nearly 4 out of 10 households) than households whose primary maintainer is aged from 35 to 64 years (3 out of 10 households). The low mortgage rates and good job market conditions, on the other hand, will somewhat ease tensions on the rental market, as these factors will encourage some renter households to access homeownership.

Overall, rental housing demand will remain steady and, even if construction picks up, this will not be sufficient for the market to ease significantly. In 2010, the vacancy rate should remain under the 1-per-cent mark and reach 0.8 per cent.

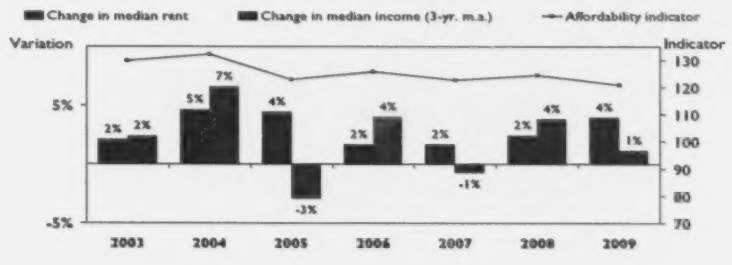
Secondary Rental Market Survey

For the last few years, CMHC has expanded the Rental Market Survey to include information on rental condominium apartments in the following centres: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec.

In October 2009, the Québec CMA had 20,326 condominiums, compared to 19,092 in October of the previous year. The Centre sector accounted for most (66 per cent) of these units. In the overall CMA, 1,618 condominium units were rental dwellings, or 8 per cent of the total.

Figure 4

Rental Affordability Indicator and Changes in Incomes and Rents – Québec CMA



Sources: Statistics Canada Survey of Labour and Income Dynamics, CMHC

[4] A generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing.

[5] The minimum required is calculated using the median rent, with this rent having to represent a maximum of 30 per cent of the median income of renter households in the CMA (annual median rent / 0.3).

Overall, this market remained stable and tight, with vacancy rate of 1.6 per cent. However, conditions varied with the sectors. While the market was stable in the Centre sector, conditions eased in the Northern Suburbs, where the vacancy rate went up from 0.6 per cent in October 2008 to 2.0 per cent in the same month this year. The market also eased on the South Shore, as the vacancy rate there was nil in October 2008, versus 0.7 per cent this year.

Market conditions also eased for structures with 10 to 19 units, which saw their vacancy rate rise from 0 per cent to 6.4 per cent between the last two surveys. Larger buildings had the lowest vacancy rates (ranging from 0.8 per cent to 1 per cent).

The average rent for two-bedroom condominiums was higher than the average charged for two-bedroom rental apartments, with condominium units renting for 23 per cent more, on average.

NATIONAL VACANCY RATE INCREASED IN OCTOBER 2009

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

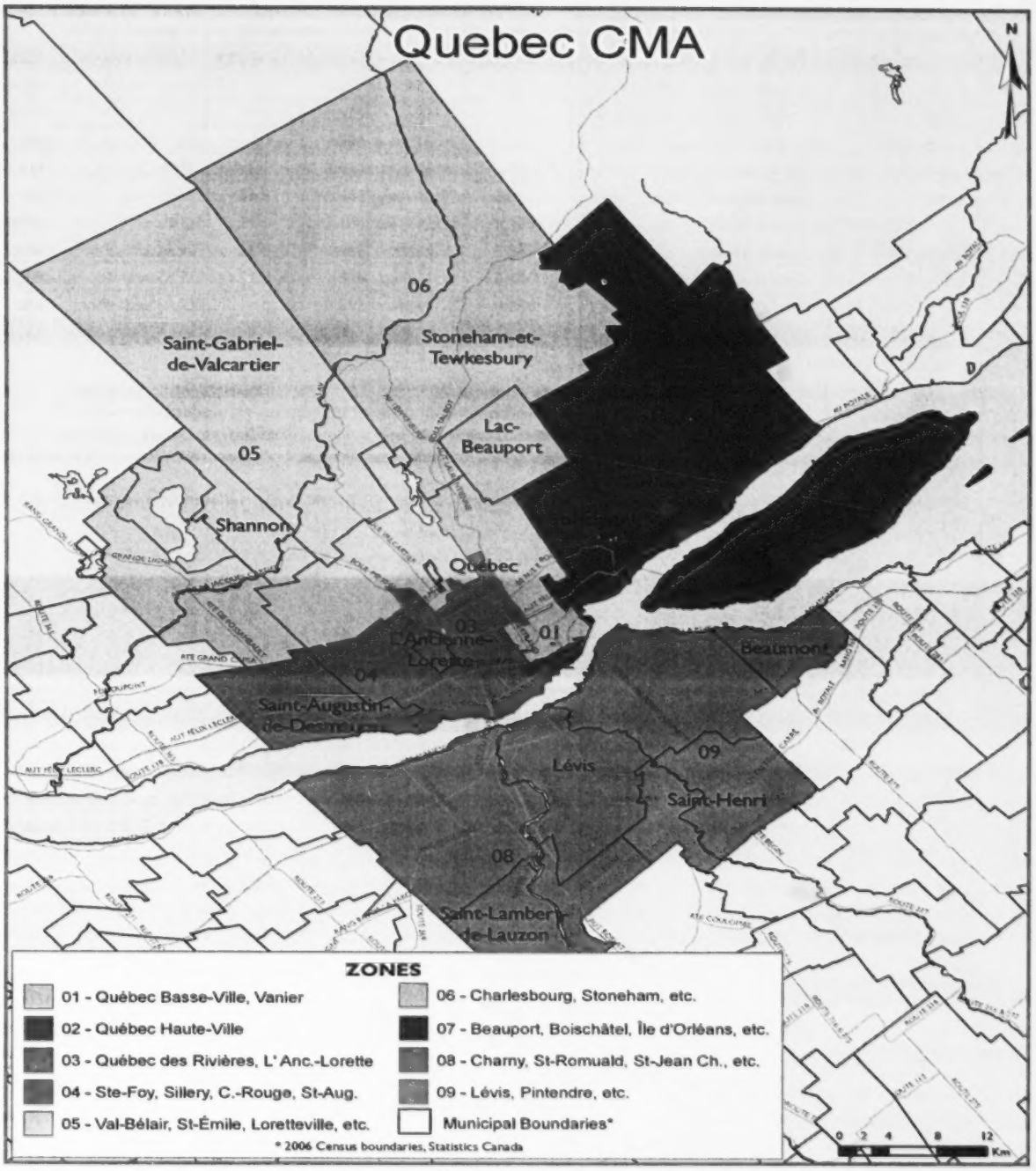
CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), Calgary ($1,293), and Ottawa ($1,103). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

Apartment Vacancy Rates (%) by Major Centres

	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


Quebec CMA
N
06
Saint-Gabriel-de-Valcartier
Stoneham-et-Tewkesbury
Lac-Beauport
05
Shannon
Québec
03
L'Ancienne-Lorette
01
04
Saint-Augustin-de-Desmaures
Beaumont
Lévis
09
Saint-Henri
08
Saint-Lambert-de-Lauzon
ZONES
01 - Québec Basse-Ville, Vanier
02 - Québec Haute-Ville
03 - Québec des Rivières, L'Anc.-Lorette
04 - Ste-Foy, Sillery, C.-Rouge, St-Aug.
05 - Val-Bélair, St-Émile, Loretteville, etc.
06 - Charlesbourg, Stoneham, etc.
07 - Beauport, Boischâtel, Île d'Orléans, etc.
08 - Charny, St-Romuald, St-Jean Ch., etc.
09 - Lévis, Pintendre, etc.
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 2 4 8 12
Km

RMS ZONE DESCRIPTIONS - QUÉBEC CMA	
Zone 1	**Québec Basse-Ville, Vanier** - Basse-Ville de Québec, Vanier.
Zone 2	**Québec Haute-Ville** - Haute-Ville de Québec.
Zone 3	**Québec des Rivières, L'Anc.-Lorette** - Québec des Rivières (Neufchâtel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette.
Zone 4	**Ste-Foy, Sillery, C.-Rouge, St-Aug.** - Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin.
Zone 5	**Val-Bélair, St-Émile, Loretteville, etc.** - Val-Bélair, Saint-Émile, Loretteville, Lac St-Charles, Lac Delage, Valcartier, Shannon, Lac St-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault
Zone 6	**Charlesbourg, Stoneham, etc.** - Charlesbourg, Lac Beauport, Stoneham-Tewkesbury
Zone 7	**Beauport, Boischâtel, Î.O., etc.** - Beauport, Sainte-Brigitte-de-Laval, Boischâtel, L'Ange-Gardien, Château-Richer, Île-d'Orléans.
Zone 8	**Charny, St-Romuald, St-Jean-Ch., etc.** - Charny, Saint-Romuald, Saint-Jean-Chrysostôme, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Étienne.
Zone 9	**Lévis, Pintendre, etc.** - Lévis, Pintendre, Saint-Joseph-de-Lévis, Beaumont, Saint-Henri.
Zones 1-9	**Québec CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - QUÉBEC CMA	
Sub Area 1	**North Centre** includes RMS Zone 1 (Québec Basse-Ville, Vanier), Zone 2 (Québec Haute-Ville), Zone 3 (Québec des Rivières, L'Ancienne-Lorette), and Zone 4 (Ste-Foy, Sillery, Cap-Rouge, St-Augustin).
Sub Area 2	**Northern Suburbs** includes RMS Zone 5 (Val-Bélair, St-Émile, Loretteville, etc.), Zone 6 (Charlesbourg, Stoneham, etc.), and Zone 7 (Beauport, Boischâtel, Î.O., etc.).
Sub Area 3	**South Shore** includes RMS Zone 8 (Charny, St-Romuald, St-Jean-Ch., etc), and Zone 9 (Lévis, Pintendre, etc.).
Sub Areas 1-3	**Québec CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec Basse-Ville, Vanier	2.0 c	**	1.6 c	1.1 a	0.5 a	0.5 b	**	0.1 b	1.0 a	0.8 a
Québec Haute-Ville	2.6 c	**	0.7 b	2.0 b	0.2 b	0.7 b	0.2 b	0.4 b	0.7 a	1.4 a
Qué. des Rivières, L'Anc-Lorette	0.0 d	0.0 d	0.6 a	0.6 b	0.2 a	0.2 a	0.0 c	0.0 c	0.3 a	0.2 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	0.8 a	0.9 a	0.4 a	0.2 a	0.4 a	0.3 a	0.1 b	0.0 b	0.4 a	0.3 a
Val-Bélair/St-Émile/Loretteville	**	0.0 c	0.7 a	0.0 c	0.1 b	0.3 a	0.8 d	0.0 c	0.4 a	0.2 a
Charlesbourg, Stoneham, etc.	0.0 c	0.0 b	1.0 a	0.4 a	0.6 a	0.4 a	0.3 b	0.1 b	0.7 a	0.4 a
Beauport, Boischâtel, Î.O., etc.	**	0.0 d	1.2 a	1.2 a	0.5 b	0.5 b	**	0.5 b	1.0 a	0.7 a
Charny, St-Romuald, St-Jean-Ch.	0.0 d	0.0 d	0.2 b	0.2 b	0.1 b	0.0 c	0.2 b	0.0 c	0.2 b	0.0 b
Lévis, Pintendre, etc.	0.0 c	**	0.7 b	**	0.4 b	1.0 d	0.2 b	0.0 c	0.4 b	0.9 a
Québec CMA	**1.6 b**	**1.6 c**	**0.9 a**	**0.9 a**	**0.4 a**	**0.4 a**	**0.5 a**	**0.1 a**	**0.6 a**	**0.6 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec Basse-Ville, Vanier	412 b	420 a	472 a	501 a	589 a	597 a	652 a	689 a	548 a	567 a
Québec Haute-Ville	512 a	539 a	681 a	704 a	861 a	881 a	1,008 a	1,006 a	759 a	782 a
Qué. des Rivières, L'Anc-Lorette	420 a	451 a	539 a	570 a	645 a	686 a	748 b	801 a	629 a	672 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	469 a	486 a	605 a	633 a	755 a	783 a	871 a	889 a	699 a	726 a
Val-Bélair/St-Émile/Loretteville	411 a	415 a	504 a	515 a	604 a	648 a	692 a	709 a	597 a	630 a
Charlesbourg, Stoneham, etc.	420 a	439 a	532 a	548 a	639 a	656 a	716 a	751 a	620 a	638 a
Beauport, Boischâtel, Î.O., etc.	393 a	434 a	475 a	502 a	587 a	603 a	627 a	669 a	556 a	585 a
Charny, St-Romuald, St-Jean-Ch.	464 a	491 a	485 a	504 a	608 a	626 a	703 b	714 b	608 a	618 a
Lévis, Pintendre, etc.	375 a	411 a	480 a	498 a	597 a	622 a	670 a	700 a	576 a	601 a
Québec CMA	**452 a**	**472 a**	**558 a**	**582 a**	**653 a**	**676 a**	**770 a**	**795 a**	**630 a**	**655 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Québec Basse-Ville, Vanier	**	1,337	52 a	4,670	40 b	7,681	2 b	2,177	122 a	15,865
Québec Haute-Ville	**	1,176	71 b	3,465	18 b	2,517	6 b	1,375	122 a	8,533
Qué. des Rivières, L'Anc-Lorette	0 d	90	8 b	1,484	8 a	4,626	0 c	788	16 a	6,989
Ste-Foy/Sillery/C.-Rouge/St-Aug.	10 a	1,164	13 a	5,418	21 a	6,770	1 b	2,414	46 a	15,765
Val-Bélair/St-Émile/Loretteville	0 c	21	0 c	466	4 a	1,392	0 c	442	4 a	2,321
Charlesbourg, Stoneham, etc.	0 b	209	8 a	1,966	23 a	5,116	1 b	1,109	32 a	8,400
Beauport, Boischâtel, Î.O., etc.	0 d	122	15 a	1,254	15 b	2,905	5 b	968	35 a	5,248
Charny, St-Romuald, St-Jean-Ch.	0 d	43	1 b	644	0 c	3,210	0 c	504	1 b	4,400
Lévis, Pintendre, etc.	**	153	**	868	29 d	2,732	0 c	593	41 a	4,346
Québec CMA	**70 c**	**4,315**	**176 a**	**20,234**	**157 a**	**36,949**	**15 a**	**10,370**	**419 a**	**71,867**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Québec CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec Basse-Ville, Vanier	4.4 d	2.4 c	1.7 c	1.8 c	1.0 a	0.9 a	**	0.1 b	1.8 b	1.2 a
Québec Haute-Ville	4.3 d	3.4 d	1.7 c	2.9 b	1.1 a	1.5 c	1.3 a	1.0 a	1.9 b	2.2 b
Qué. des Rivières, L'Anc-Lorette	0.0 d	**	2.3 c	0.8 a	0.6 a	0.3 a	**	0.0 c	1.0 a	0.4 a
Ste-Foy/Sillery/C.-Rouge/St-Aug.	1.9 b	1.7 b	0.9 a	0.8 a	0.9 a	0.9 a	0.5 a	0.4 a	0.9 a	0.8 a
Val-Bélair/St-Émile/Loretteville	**	0.0 c	1.2 a	0.2 b	0.4 a	0.5 a	1.3 a	**	0.7 a	0.9 a
Charlesbourg, Stoneham, etc.	0.0 c	1.0 d	1.1 a	0.8 a	0.8 a	0.9 a	0.6 b	0.2 b	0.8 a	0.8 a
Beauport, Boischâtel, Î.O., etc.	2.8 c	0.0 d	3.3 d	1.7 c	0.9 a	0.6 b	**	0.5 b	1.8 c	0.8 a
Charny, St-Romuald, St-Jean-Ch.	0.0 d	0.0 d	0.4 b	0.2 b	0.1 b	0.0 c	0.2 b	**	0.2 b	0.1 b
Lévis, Pintendre, etc.	0.0 c	**	1.4 d	**	0.4 b	1.0 d	0.2 b	0.0 c	0.6 a	0.9 a
Québec CMA	**3.1 c**	**2.3 c**	**1.5 a**	**1.4 a**	**0.8 a**	**0.8 a**	**1.4 a**	**0.5 a**	**1.2 a**	**1.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Québec Basse-Ville, Vanier	++	4.9 b	1.5 c	4.4 c	1.9 c	2.3 c	3.0 d	4.0 c	1.5 c	3.7 b
Québec Haute-Ville	++	5.0 d	2.7 c	4.0 c	++	++	++	4.2 d	**	4.5 d
Qué. des Rivières, L'Anc-Lorette	**	**	++	3.8 d	2.5 c	3.2 b	++	3.6 c	++	3.5 c
Ste-Foy/Sillery/C.-Rouge/St-Aug.	++	4.4 c	++	5.2 b	2.4 b	3.2 b	1.7 c	2.4 b	1.0 d	4.1 b
Val-Bélair/St-Émile/Loretteville	**	**	**	1.8 c	**	3.4 c	1.4 d	3.5 c	2.4 c	3.1 b
Charlesbourg, Stoneham, etc.	1.4 d	4.7 c	2.4 b	3.9 c	2.1 b	3.5 b	++	3.6 b	2.1 b	3.3 b
Beauport, Boischâtel, Î.O., etc.	++	4.4 c	2.2 c	2.0 b	1.3 d	3.3 b	2.1 c	3.5 c	1.7 c	2.9 a
Charny, St-Romuald, St-Jean-Ch.	**	**	3.6 d	2.9 c	4.2 c	2.8 b	4.7 d	4.0 d	4.2 c	2.7 b
Lévis, Pintendre, etc.	4.0 d	**	++	4.9 b	++	**	++	4.5 d	**	4.3 d
Québec CMA	++	4.7 b	1.6 b	4.2 b	2.0 b	3.5 c	2.1 c	3.5 b	1.7 b	3.7 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA										
Pre 1960	2.9 c	**	1.1 d	1.4 a	0.4 b	1.1 a	0.6 b	0.2 b	0.9 a	1.3 a
1960 - 1974	1.2 a	0.9 a	1.0 a	0.9 a	0.5 a	0.5 a	0.7 a	0.2 b	0.7 a	0.6 a
1975 - 1989	0.0 c	0.2 b	0.5 a	0.3 a	0.3 a	0.2 a	0.1 b	0.1 b	0.3 a	0.2 a
1990 - 1999	0.5 b	0.0 c	0.2 b	0.0 c	0.1 b	0.0 b	0.0 c	0.0 c	0.1 a	0.0 b
2000+	0.0 d	**	0.2 b	0.1 b	0.7 b	0.1 b	0.2 b	0.0 c	0.5 a	0.1 b
Total	1.6 b	1.6 c	0.9 a	0.9 a	0.4 a	0.4 a	0.5 a	0.1 a	0.6 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Québec CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA										
Pre 1960	421 a	440 a	504 a	542 a	600 a	625 a	751 a	789 a	569 a	609 a
1960 - 1974	462 a	482 a	563 a	582 a	639 a	664 a	748 a	770 a	618 a	638 a
1975 - 1989	463 a	486 a	579 a	594 a	649 a	666 a	778 a	777 a	643 a	659 a
1990 - 1999	561 b	568 b	617 a	623 a	677 a	699 a	761 a	782 a	675 a	694 a
2000+	556 c	**	751 b	733 b	812 b	832 b	999 b	1,010 b	829 b	847 b
Total	452 a	472 a	558 a	582 a	653 a	676 a	770 a	795 a	630 a	655 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA										
3 to 5 Units	**	**	**	1.1 d	0.2 b	0.9 d	**	**	0.7 a	0.9 a
6 to 19 Units	2.6 c	**	0.9 a	1.0 a	0.4 a	0.3 a	0.3 a	0.2 b	0.6 a	0.5 a
20 to 49 Units	1.1 a	0.6 a	0.9 a	0.6 a	0.5 a	0.4 a	0.5 a	0.2 a	0.7 a	0.5 a
50 to 99 Units	1.9 a	0.2 a	0.3 a	0.7 a	0.1 a	0.2 a	0.2 a	0.0 a	0.3 a	0.4 a
100+ Units	0.8 a	0.7 a	0.9 a	1.0 a	0.5 a	0.3 a	0.4 a	0.7 a	0.7 a	0.7 a
Total	1.6 b	1.6 c	0.9 a	0.9 a	0.4 a	0.4 a	0.5 a	0.1 a	0.6 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Québec CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA										
3 to 5 Units	381 b	399 b	450 a	498 b	575 a	606 a	732 a	744 a	565 a	599 a
6 to 19 Units	402 a	425 a	508 a	519 a	614 a	638 a	717 a	757 a	598 a	623 a
20 to 49 Units	440 a	457 a	559 a	578 a	678 a	697 a	768 a	783 a	628 a	646 a
50 to 99 Units	498 a	517 a	632 a	653 a	822 a	838 a	962 a	979 a	731 a	750 a
100+ Units	590 a	606 a	755 a	784 a	934 a	971 a	1,195 a	1,219 a	841 a	868 a
Total	452 a	472 a	558 a	582 a	653 a	676 a	770 a	795 a	630 a	655 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Québec CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec Basse-Ville, Vanier	**	0.4 b	1.0 a	1.3 d	1.1 a	0.5 a	0.3 a	0.0 c	**	**
Québec Haute-Ville	0.5 b	**	0.4 b	0.5 b	0.8 a	0.8 a	0.7 a	1.6 a	1.6 a	1.7 a
Qué. des Rivières, L'Anc-Lorette	0.2 b	**	0.0 c	0.2 b	1.0 a	0.5 a	0.2 a	0.0 a	n/u	n/u
Ste-Foy/Sillery/C.-Rouge/St-Aug.	0.0 c	**	0.8 d	0.3 b	0.3 a	0.3 a	0.4 a	0.3 a	0.2 a	0.1 a
Val-Bélair/St-Émile/Loretteville	0.0 c	0.0 c	0.0 b	0.5 a	1.7 a	0.0 a	**	**	n/u	n/u
Charlesbourg, Stoneham, etc.	0.0 c	0.0 c	0.8 a	0.3 b	0.5 a	0.5 a	0.2 a	0.4 a	1.2 a	0.9 a
Beauport, Boischâtel, Î.O., etc.	**	0.5 b	0.7 b	0.5 b	0.6 a	1.5 a	0.0 a	0.0 a	n/u	n/u
Charny, St-Romuald, St-Jean-Ch.	0.0 c	0.0 c	0.1 b	0.0 c	0.9 a	0.2 a	n/u	n/u	n/u	n/u
Lévis, Pintendre, etc.	0.0 c	**	0.6 b	0.3 b	0.4 a	0.2 a	**	**	n/u	n/u
Québec CMA	**0.7 a**	**0.9 a**	**0.6 a**	**0.5 a**	**0.7 a**	**0.5 a**	**0.3 a**	**0.4 a**	**0.7 a**	**0.7 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Québec CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA										
LT $400	**	**	0.4 b	**	**	**	**	**	0.9 d	**
$400 - $549	1.5 c	0.9 a	1.0 a	0.9 a	0.2 b	0.8 d	**	**	0.7 a	0.9 a
$550 - $699	0.2 a	**	0.5 a	0.4 a	0.5 a	0.4 a	0.8 d	0.2 b	0.5 a	0.5 a
$700 - $849	3.4 d	0.7 a	1.1 a	2.1 b	0.4 a	0.3 a	0.3 a	0.1 b	0.5 a	0.4 a
$850 - $999	2.4 c	**	0.6 a	1.8 a	0.6 a	0.3 a	0.0 c	0.1 b	0.4 a	0.5 a
$1000+	n/s	n/s	5.6 c	4.7 d	0.3 a	0.9 a	0.4 a	0.5 b	1.0 a	1.3 a
Total	1.6 b	1.6 c	0.9 a	0.9 a	0.4 a	0.4 a	0.5 a	0.1 a	0.6 a	0.6 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Québec CMA - October 2009

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
North Centre	1.7 b	1.6 a	0.6 a	0.6 a
Northern Suburbs	0.6 a	2.0 c	0.7 a	0.4 a
South Shore	0.0 a	0.7 a	0.3 a	0.5 a
Québec CMA	**1.3 a**	**1.6 a**	**0.6 a**	**0.6 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Québec CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
North Centre	**	478 a	801 c	604 a	859 c	708 a	1,050 d	839 a
Northern Suburbs	**	436 a	654 c	528 a	**	638 a	**	714 a
South Shore	n/u	427 a	**	500 a	**	624 a	**	706 a
Québec CMA	****	**472 a**	**762 c**	**582 a**	**829 b**	**676 a**	**979 c**	**795 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Québec CMA - October 2009

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
North Centre	**	**	**	801 c	**	859 c	**	1,050 d	973 d	873 b
Northern Suburbs	**	**	583 a	654 c	731 c	**	**	**	669 c	729 c
South Shore	n/u	n/u	**	**	817 b	**	n/u	**	753 d	**
Québec CMA	**	**	765 d	762 c	**	829 b	1,011 d	979 c	873 c	839 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Québec CMA - October 2009

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA				
3 to 9 Units	1.9 a	1.7 b	0.5 a	0.7 a
10 to 19 Units	0.0 b	6.4 c	0.7 a	0.4 a
20 to 49 Units	0.9 a	1.0 a	0.7 a	0.5 a
50 to 99 Units	2.2 c	0.8 a	0.3 a	0.4 a
100+ Units	0.7 b	1.0 a	0.7 a	0.7 a
Total	1.3 a	1.6 a	0.6 a	0.6 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Québec CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
North Centre	13,010	13,493	1,124 a	1,109 a	8.6 a	8.2 a	1.7 b	1.6 a
Northern Suburbs	4,348	4,909	362 a	363 a	8.3 a	7.4 a	0.6 a	2.0 c
South Shore	1,734	1,924	118 a	147 a	6.8 a	7.6 a	0.0 a	0.7 a
Québec CMA	**19,092**	**20,326**	**1,604 a**	**1,618 a**	**8.4 a**	**8.0 a**	**1.3 a**	**1.6 a**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Québec CMA - October 2009

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA								
3 to 9 Units	3,474	4,125	269 a	315 a	7.7 a	7.6 a	1.9 a	1.7 b
10 to 19 Units	1,960	2,096	161 a	166 a	8.2 a	7.9 a	0.0 b	6.4 c
20 to 49 Units	5,896	5,894	583 a	540 a	9.9 a	9.2 a	0.9 a	1.0 a
50 to 99 Units	5,334	5,769	383 a	399 a	7.2 a	6.9 a	2.2 c	0.8 a
100+ Units	2,428	2,442	208 b	200 a	8.6 b	8.2 a	0.7 b	1.0 a
Total	19,092	20,326	1,604 a	1,618 a	8.4 a	8.0 a	1.3 a	1.6 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec CMA - October 2009

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Québec CMA										
Single Detached	n/s	n/s	**	431 c	670 c	**	812 c	791 d	669 c	705 d
Semi detached, Row and Duplex	n/s	n/s	469 b	568 d	602 b	599 b	730 b	707 b	581 b	632 b
Other-Primarily Accessory Suites	**	n/s	475 b	448 c	561 b	606 b	682 b	701 b	538 b	580 b
Total	**	n/s	491 b	493 b	597 a	621 b	735 b	728 b	581 a	626 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Québec CMA - October 2009

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-08	Oct-09
Québec CMA		
Single Detached	6,734 c	5,646 b
Semi detached, Row and Duplex	12,693 b	11,966 b
Other-Primarily Accessory Suites	10,909 c	10,850 b
Total	30,336 b	28,462 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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